

December 28, 2000

**TO:** Mayor and City Council

**FROM:** John Lettelleir, AICP, Director of Planning

**SUBJECT:** Results of the Planning & Zoning Meeting December 27, 2000

**The following item is scheduled for the January 2, 2001 City Council Meeting**

**Conveyance Plat &**

**Concept / Preliminary Site Plan:**

Hillcrest Place Block A. Lots 1-4.

**Applicant(s):**

V.P. Partners and McClay Properties Company

**DESCRIPTION:**

A retail building, convenience store with gas pumps, and a parking lot on four lots on 12.7± acres on the southeast corner of Main Street (F.M. 720) and Hillcrest Road. Commercial-1. Neighborhood #18.

**APPROVED:** 4-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**RECOMMENDATION:**

Recommended for approval subject to:

Concept / Preliminary Site Plan

As submitted

Conveyance Plat

Additions and/or alterations to the engineering plans as required by the Engineering Department.

SN/sg

cc: Stacy Standridge 214-521-8631  
Wier and Assoc 817-467-7713  
Frank Jaromin  
Donnie Mayfield  
Mack Borchardt

**Agenda No.:**

**3D**

**Conveyance Plat &**

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**Remarks:**

The concept plan shows three one-story retail buildings on Lots 2, 3, and 4. The preliminary site plan of Lot 1 shows a convenient store with gas pumps as the first phase of development on the corner. Cross access is provided between all lots. Right turn lanes and deceleration lanes are shown at all of the driveways. Parking and landscape areas are adequate.

The conveyance plat subdivides the property into four lots and provides access to median openings on Hillcrest Road for Lot 1.

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